

LENNOX ISLE BOARD OF DIRECTORS MEETING MINUTES

Date: March 31st 2008

Location: Lennox Isle Fitness Center

Attendees: Jonathan Yellin, Jill Maurer, Maria Zvolenski, Jane Brock

Absent: Mika Garry, Lea Amico

START OF REGULAR MEETING
7:25 PM

APPROVAL OF MINUTES

The minutes from the January 2008 meeting were previously sent to the Board via Email and reviewed prior to this meeting. M. Zvolenski made a motion to accept the January minutes. This was seconded by J. Yellin and unanimously approved.

PROPERTY MANAGER'S REPORT

VIOLATIONS

J. Brock reports, in summary, that 53 violations letters have been sent and are concerning the same recurring issues such as dirty roofs, weeds in the driveways, etc. Four homes are at the attorney. It was also requested that the next report will include the dates that the letters were sent for clarifications.

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RENTAL LOG

There are 8 known renters but there may be more. J. Brock will look into additional addresses, including 1124/117th Avenue (since there are new renters but no new agreement on file).

FINANCIAL

As of 2/29/08 it is reported that there is approximately \$29,000 in reserves and \$24,000 in the operating account, totaling \$53,000. ~\$15,000 is owed in various dues. Unfortunately, much of what is due is from those homes in foreclosure. Discussion was made about what to do with those homes with non-payment of dues. Suggestions were made to suspend privileges to common areas and meetings but this would be difficult to enforce.

SECURITU UPDATE

- J. Yellin questioned the effectiveness of our current security patrols since we are still experiencing graffiti and other problems.
- J. Brock said she met with the CSPD and that there is a graffiti task force who took pictures and is noting our problem. She said they told her Publix plaza adjacent to us is having the same problem.
- Discussion was also had regarding resident kids loitering and vandalizing community property. It was suggested the community first assure that there is a NO LOITERING sign posted in all appropriate areas. Next, any residents who observed loitering and/or vandalism of any kid should call the police. They would be asked to leave the first time and their name would be recorded. The 2nd time, they would be taken to jail.

FITNESS CENTER

Service is scheduled on the equipment on Tuesday, 4/1/08. J. Brock will ask them for a quote on upholstering the damaged equipment as well as repairs for all other pieces.

MAIL BOXES

It was suggested that many mail boxes throughout the community are in need or repair and/or paint. A replacement quote was provided for \$429 per mailbox, installed. Due to the expense of this, it was suggested that we advise all homeowners to repair and paint their mailbox (as needed) or there would be 3rd party entry at the cost noted above and the homeowner would be billed. It was also requested that the Management Company keep the mailbox violations on the violation report and that letters should be sent to homeowners in need of repairs.

POOL/GYM RULES

J. Maurer provided updated rules for both the pool and fitness center and, with a few minor edits, were accepted unanimously. These will be emailed to J. Brock and new signage will be ordered for the pool and gym areas.

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FENCE BORDER (South)

Discussion was had regarding repeated vandalism to the fence along the southern border of the community. J. Yellin suggested we table further discussion of moving up the schedule of installing a wall along this border until a full board was present.

COMMUNITY PARTY

Discussion was again had regarding a community party. However, due to the expense and the current budget limitations, it was decided to hold off on any festivities for the remainder of the year.

WEBSITE

J. Brock stated she would contact Tracy Parks regarding updating the Community Website with minutes and meeting date.

Meeting adjourned at 8:40 PM.

Next regular meeting

TBA

Minutes prepared and submitted by J. Maurer, Secretary